



JAMES  
ANDERSON



## TO LET

**£1,395 Per Month**

Upper Richmond Road, Putney, SW15

Per Month

Well presented one bedroom floor to rent in a great location close to East Putney Tube station. The property comprises an open plan kitchen / reception room, double bedroom and bathroom. Situated on Upper Richmond Road the flat offers easy access to all the shops, restaurants and transport facilities of Central Putney. East Putney underground station (District Line) is only a very short walk away, and Putney mainline station, with direct access into Waterloo, is also within walking distance. The A3 is easily accessible and there are also excellent bus links to Central London, Clapham Junction and towards Richmond.



One Double Bedroom



One Bathroom



Open Plan Reception



Top Floor



EPC Rating C / Council Tax Band C / Holding Deposit £321.92



East Putney Tube



Putney High



Central Putney



Unfurnished



Minimum Term 12 Months / Deposit £1609.61

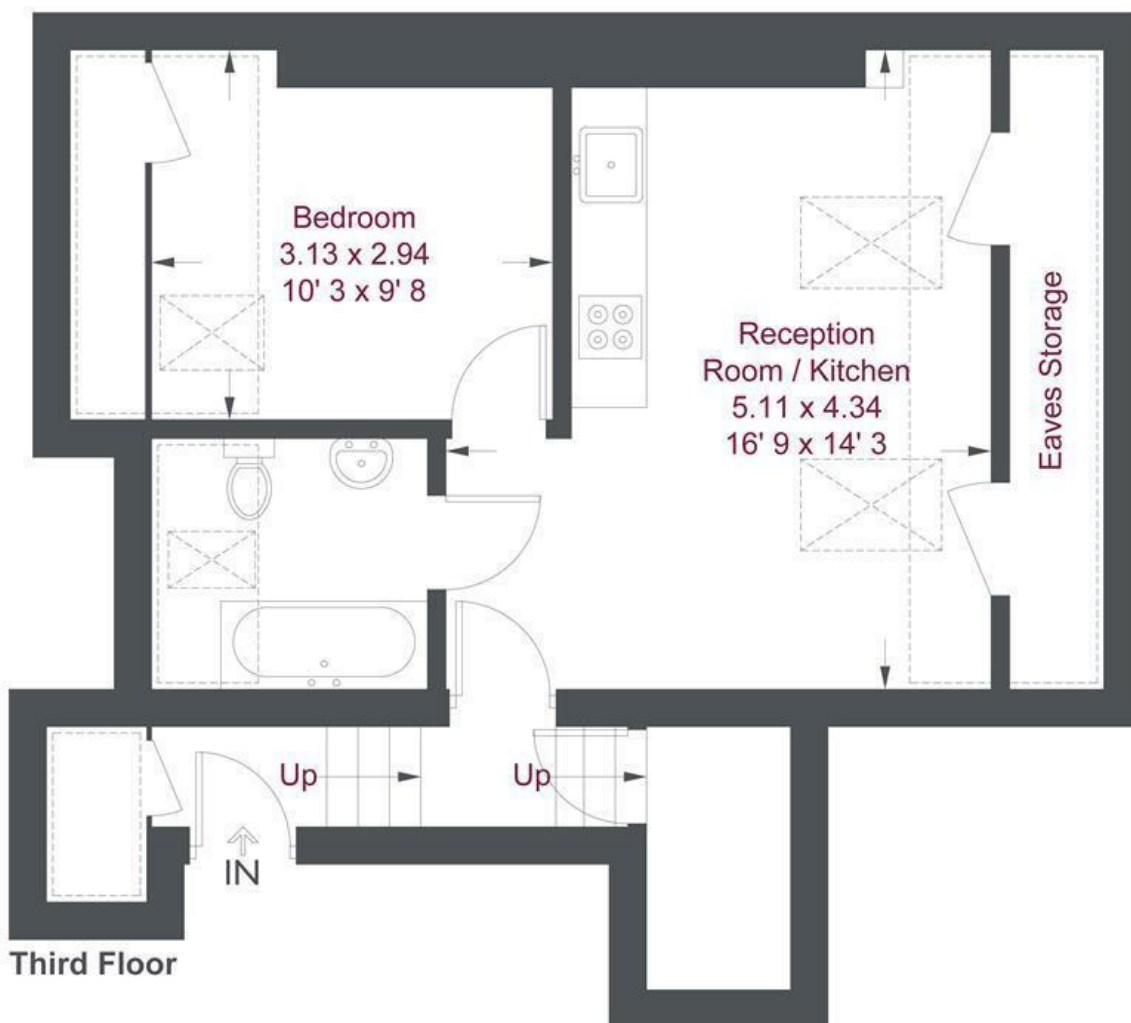


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



= Reduced headroom below 1.5m / 5'0



### Upper Richmond Road

Approximate Gross Internal Area = 376 sq ft / 35 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 152 sq ft / 14.1 sq m  
 Total = 528 sq ft / 49.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 76      | 79        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

